

# ASSIGNEE'S SALE

Of valuable fee simple, improved real property located in Jefferson, Frederick County, Maryland.

Under and by virtue of a power of sale contained in a mortgage from William A. Gisriel and Claire A. Gisriel, his wife, dated January 19, 1983, said mortgage being recorded at Book 1189, page 206, one of the Land Records of Frederick County, said mortgage being in default and having been assigned unto the undersigned assignee for foreclosure, the undersigned will offer for sale at public auction at the Courthouse, Frederick, Maryland, on

**MONDAY, SEPTEMBER 8, 1986**

**AT 10:00 A.M.**

all of the following real estate and improvements being subject to the above mortgage:

All that improved lot or parcel of land situate, lying and being in Ballenger Election District, Frederick County, State of Maryland, and being more particularly described as follows:

BEGINNING for the same at the southernmost corner of Lot 3, Block B, as shown on the Subdivision Plat of Windsor Estates and recorded among the Land Records of Frederick County, in Plat Book 5, folio 31, and on the west right of way line of Ballenger Creek Road, thence as now surveyed by D. K. Sutcliffe & Associates, Surveyors and Engineers, and running and binding on said west right of way line, S 31° 18' 37" W 355.92 feet to an iron tee bar with registered Land Surveyor's Cap No. 2046 now set in the ground (hereinafter referred to as standard marker) thence for the following five lines of division across the land conveyed by Robert W. Lebherz to Frederick Developers, Inc., by deed dated September 25, 1964, and recorded in Liber No. 710, folio 655, one of the aforesaid Land Records, and running and binding on the Northeast side of Tuscarora Creek, the following four courses and distances, N 35 degrees 02' 38" W. 22.35 feet to a standard marker, N 06 degrees 12' 10" W. 82.68 feet to a standard marker, S 66 degrees 04' 03" W. 53.86 feet to a standard marker, N 44 degrees 56' 39" W 44.82 feet to a standard marker, N 18 degrees 49' 09" E. 323.34 feet to the southwest corner of said Lot No. 3, thence running and binding on the south side of said Lot No. 3, S 58 degrees 30' 00" E 215.00 feet to the place of beginning, containing 1.316 acres, more or less.

BEING all and the same real estate which was conveyed to Mortgagors from Victor J. Kifer and Eva M. Kifer, his wife, by deed dated December 18, 1974 and recorded in the Land Records of Frederick County, Maryland at Liber 953, folio 52 et. seq.

The property to be foreclosed and described herein is located at 4132 Ballenger Creek Road, Frederick, Maryland and improved with a colonial style two story brick home, with three bedrooms, two baths, and a storage shed located on the property.

TERMS OF SALE: A deposit of \$7,500.00 will be required of the successful bidder at the time and place of sale in the form of cashier's, certified or other check acceptable to Assignee, payable or endorsed to the Assignee. The balance of the purchase price shall be paid within 10 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland (unless postponed at sale option of Assignee), with interest to be paid on the unpaid balance of the purchase price from the date of the auction sale to the date of final settlement at the rate of 13.5% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of auction sale and assumed thereafter by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to declare as forfeited the deposit of purchaser as liquidated damages or to resell the property at the purchaser's risk. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants and conditions and other matters of record which may be superior to the mortgage being foreclosed.

All costs incident to the settlement, conveying, and recordation, including without limitation, recording costs and taxes, transfer taxes, revenue stamps, survey expense (if any), document preparation, settlement fees, notary fees, and title search charges and title insurance premiums will be at the cost of the purchaser.

**LAWRENCE E. FINEGAN**

**Assignee**

**117 West Patrick Street**

**P.O. Box 688**

**Frederick, Maryland 21701**

**GREGORY M. BURGEE**

**Rosenstock, Burgee & Welty, P.A.**

**117 West Patrick Street**

**P.O. Box 688**

**Frederick, Maryland**

**(301) 662-5155**

**Attorney for Assignee**

**TROUT AUCTIONEERS**

**15 North Court Street**

**Frederick, Maryland 21701**

**(301) 663-1555**

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## ACKNOWLEDGEMENT OF PURCHASE

I (we) do hereby acknowledge that I

(we) have purchased

the real estate described in

the advertisement attached hereto

at and for the sum of

Eighty Six Thousand One  
Hundred Fifty Dollars  
(\$ 86,150.00 )

the sum of Seven Thousand  
Five Hundred Dollars

(\$ 7,500.00 )

having been paid this date, and the balance of

(\$ 78,650.00 )

being due and payable at the time of final

settlement, and I (we) do further covenant and

and agree that I (we) will comply with the

terms of sale as expressed in the advertise-

ment attached hereto.